

\$370,000 - #112, 304 Cranberry Park Se, Calgary

MLS® #A2143682

\$370,000

2 Bedroom, 2.00 Bathroom, 939 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to your new home! This beautifully maintained corner apartment unit features 2 bedrooms, 2 bathrooms, and a versatile den, perfect for modern living. Enjoy the ease of walking up to your front gated patio area, complete with a BBQ gas line, and be

greeted by well-manicured shrubs and greenery from every window. Across the unit lies a vast green space, providing a serene backdrop.

Conveniently load your groceries directly into the unit without the hassle of using an elevator. This ground-level unit is perfect for downsizers

and those who prefer avoiding higher floors.

The complex's prime location offers proximity to shopping, groceries, delightful dining options,

and scenic walking paths. Inside, stunning dark hardwood floors flow seamlessly throughout the entire floor plan, extending into the

bedrooms and office. Large windows flood the unit with natural light, creating a bright and inviting atmosphere. With \$36,000 in builder upgrades, this unit boasts top-of-the-line Samsung stainless steel appliances, sleek quartz countertops, a quartz slab backsplash, and elegant

dark wood cabinets. Additional features include a titled underground parking spot and a storage locker. The large kitchen island and spacious



living room area make entertaining a dream. Cozy up with a book on chilly days next to the toasty gas fireplace. The expansive master bedroom features a walk-through closet leading to a private ensuite with a standing shower, offering a luxurious retreat. The second bedroom is located on the opposite side of the unit for added privacy, adjacent to a well-appointed 4-piece bathroom. Enjoy the convenience of dedicated in-suite laundry. The den provides a quiet, dedicated workspace, perfect for those who work from home. Cranston, located in southeastern Calgary along the Bow River, offers an exceptional quality of life with its stunning natural beauty and abundance of green spaces and pathways. Adjacent to Fish Creek Provincial Park, Cranston provides endless outdoor recreational opportunities. It boasts a family-friendly atmosphere with top-rated schools, community events, and excellent amenities including the Cranston Market shopping center and nearby Seton. With easy access to major roads and public transit, commuting is convenient, and the South Health Campus ensures top-notch healthcare. Cranston's diverse real estate market makes it a sought-after destination for homebuyers, combining nature, community, and convenience. Don't miss the opportunity to make this exceptional apartment your new home. Contact us today to schedule a viewing!

Built in 2013

Essential Information

MLS® #	A2143682
Price	\$370,000
Sold Price	\$380,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	939
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	#112, 304 Cranberry Park Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1W2

Amenities

Amenities	Other
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	June 21st, 2024
Date Sold	June 21st, 2024
Zoning	M-2
HOA Fees	178.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.